



34 Redman Drive
The Jewel, EH15 3RG

A

"34 Redsgman Drive is a three bedroom end terraced villa situated in a new modern development"

- HALL
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOLAR PANELS
- DRIVEWAY
- FRONT, SIDE AND REAR GARDENS









LOCATION

The property has access to a good public transport service and the road links are also good with easy access to the city centre, A1 and city bypass. The area has a superb range of amenities including Asda Hypermarket and Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, both just a short walk away. The property is close to the seaside towns of Portobello and Musselburgh, both with a comprehensive range of amenities, including a variety of specialist shops, supermarkets, banking, building society and Post Office services, a variety of bars and restaurants and a range of leisure pursuits from beaches, riverside walks to sailing, fishing, Musselburgh Race Course and there are a variety of golf courses and numerous fitness opportunities with an excellent choice of private health clubs and public sports/swim centres in the area. Schooling is well represented in the area.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

DESCRIPTION

34 Redman Drive is a three bedroom end terraced villa situated in a new modern development in the popular Jewel district of the city perfectly positioned for access to a wide range of local amenities and an ideal commuting base with its close proximity to the Edinburgh City Bypass and motorway network.

The property would make an ideal family home in a great location and is brought to the marketplace in move in condition with accommodation comprising: hallway; bright and spacious living room surrounded by windows letting in an abundance of natural light; good sized dining kitchen with integrated appliances and French doors to rear garden; utility room and downstairs W.C. Upper landing with access to attic; master bedroom with built in wardrobes and en-suite shower room; two further double bedrooms and a family bathroom with mains shower over the bath.

Further benefits include gas central heating, double glazing, solar panels, driveway, front garden, side garden and enclosed rear landscaped garden with mature bushes and shrubs.

EPC RATING

The energy efficiency rating for this property is band B

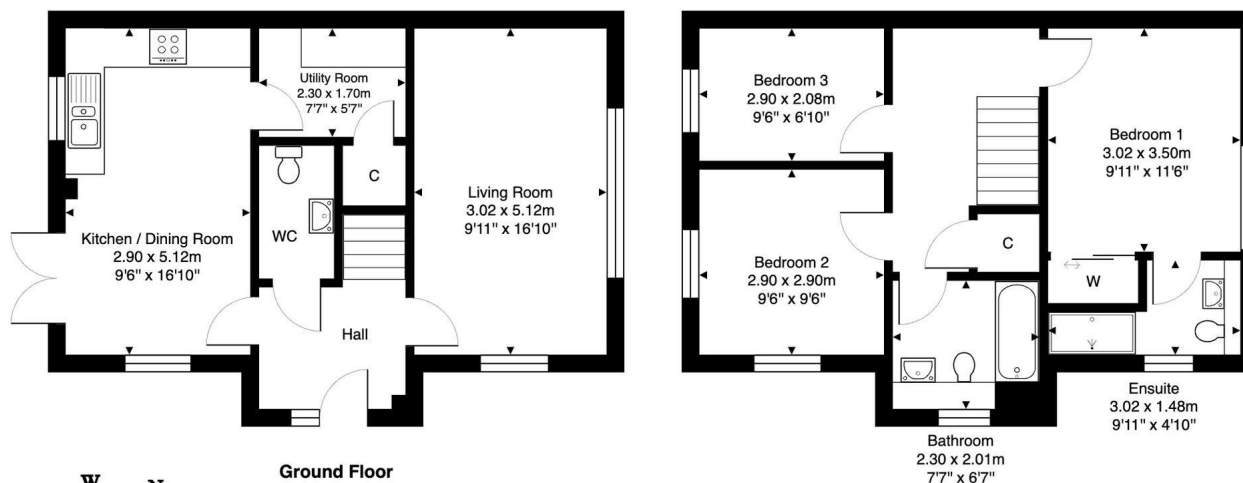




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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 91.0 m² ... 979 ft²

All measurements are approximate and for display purposes only.

ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

zoopla

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